

**TREMONTON CITY CORPORATION
REDEVELOPMENT AGENCY
January 7, 2014**

Board Members Present:

Roger Fridal, Chairman

Diana Doutre, Board Member

Lyle Holmgren, Board Member

Jeff Reese, Board Member

Bret Rohde, Board Member

Byron Wood, Board Member

Shawn Warnke, Executive Director

Linsey Nessen, Deputy Recorder

Chairman Fridal called the Tremonton Redevelopment Agency Meeting to order at 7:38 p.m. The meeting was held in the City Council Meeting Room at 102 South Tremont Street, Tremonton, Utah. Those in attendance were Chairman Fridal, Board Members Doutre, Holmgren, Reese, Rohde, and Wood, Executive Director Warnke, and Deputy Recorder Nessen. Executive Secretary Hess was excused.

1. Approval of agenda:

Motion by Board Member Reese to approve the January 7, 2014 agenda. Motion seconded by Board Member Holmgren. Vote: Board Member Doutre - aye, Board Member Holmgren - aye, Board Member Reese - aye, Board Member Rohde - aye, and Board Member Wood - aye. Motion approved.

2. Approval of minutes – November 19, 2013

Motion by Board Member Holmgren to approve the minutes of November 19, 2013. Motion seconded by Board Member Wood. Vote: Board Member Doutre - aye, Board Member Holmgren - aye, Board Member Reese - aye, Board Member Rohde - aye, and Board Member Wood - aye. Motion approved.

3. New Business:

- a. Discussion and consideration of selecting RDA Representative(s) to make decisions on the structuring and scoring criteria and related matters for a Neighborhood Improvement Program

Executive Director Warnke reminded the Board that RDA Resolution No. 13-04 was approved last year. It gave authorization and assurances to Neighborhood Nonprofit Housing Corporation (NNHC) that the RDA would match funds received from a Neighborhood Improvement Program Grant. The NNHC was successful in getting a \$100,000 Neighborhood Improvement Program Grant. The RDA accrues \$250,000 yearly for ten years to benefit low to moderate

housing. The RDA and Box Elder County have committed to match the \$100,000 grant, making a total of \$200,000 for the NNHC. These funds will benefit individuals who own homes and who have low to moderate income.

There will be an application process for those interested and qualified. The RDA needs to select representatives to meet with the NNHC to help select criteria. Some of the criteria have been determined by the requirements of the grant. It was suggested that Zoning Administrator Bench, Executive Director Warnke, Nuisance Officer Horspool, or an interested member of the Board would be good representatives.

Chairman Fridal asked the total number of members involved. Manager Warnke explained that Logan City, Brigham City and Tremonton City would each have representatives. Each entity would be able to select some of their own criteria, with some of the criteria dictated by the Grant requirements. Board Member Doutre asked what improvements could be made with the funds. Executive Director Warnke explained that items on the exterior of the home could be improved but not on the interior. Bear River Association of Government (BRAG) has programs for indoor improvements. The recipients will need to donate hours or provide a cash match. Board Member Rohde thought it said 18 hours of sweat equity.

Board Member Reese thought Zoning Administrator Bench and Executive Director Warnke would be the best representatives for Tremonton City. Chairman Fridal thought Nuisance Officer Horspool would also be a good representative as he is involved with individuals throughout Tremonton. The Council agreed to include all three members.

Executive Director Warnke explained that low to moderate income is typically 70% of the average median income for the county. The average median is in the low \$40,000 range. The amounts change based on household size. Board Member Reese asked where individuals would apply. Manager Warnke explained that NNHC will facilitate and administrate the program based upon the criteria selected by the representatives. Then representatives will review the applications.

Board Member Doutre asked if owners of mobile homes and trailers could apply. There is a lot of work needed on some of these homes and trailers. It is unclear at this point if they would qualify.

Board Member Rohde noticed the funds could be used for landscaping. Will there be covenants or some sort of checks and balances to ensure the landscaping is maintained and not a waste of money? Manager Warnke explained that code violations in the past could be included in the criteria and might make an applicant ineligible for funding.

Motion by Board Member Reese to include all three representatives that were suggested. Motion seconded by Board Member Holmgren. Vote: Board Member Doutre - aye, Board Member Holmgren - aye, Board Member Reese - aye, Board Member Rohde - aye, and Board Member Wood - aye. Motion approved.

4. Adjournment

Motion by Board Member Doutre to adjourn the meeting. Motion seconded simultaneously by Board Members Wood and Rohde. Vote: Board Member Doutre - aye, Board Member Holmgren - aye, Board Member Reese - aye, Board Member Rohde - aye, and Board Member Wood - aye. Motion approved. The meeting adjourned at 7:47 p.m.

The undersigned duly acting and appointed Executive Secretary for Tremonton City Corporation Redevelopment Agency hereby certifies that the foregoing is a true and correct copy of the minutes for the RDA Meeting held on the above referenced date. Minutes were prepared by Cynthia Nelson.

Dated this _____ day of _____, 2014.

Darlene Hess, Executive Secretary